



Ty Gwyn, 5, Laurel Court
Bridgend, CF31 3YX

Watts
& Morgan



Ty Gwyn, 5, Laurel Court

Waterton Village, Bridgend CF31 3YX

£450,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

****Guide Price of £450,000-£475,000****

A contemporary 4 bedroom detached property situated a quiet cul-de-sac in Bridgend with great access to Junction 35 of the M4, local retail shops and Bridgend Town Centre. The property is presented to a high standard throughout and is being sold with no-onward chain. Comprises; entrance hall, living room, open-plan kitchen/dining room and WC. First floor; double bedroom with en-suite shower room, 2 further good sized bedrooms and a family bathroom. Second floor; master suite with en-suite shower room. Externally offering a private driveway to the front with off-road parking for 2 vehicles and a landscaped enclosed rear garden. EPC Rating; 'B'.

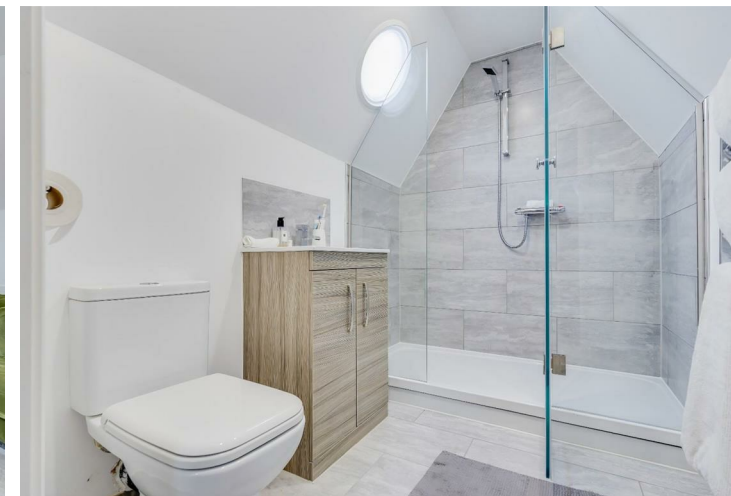
Directions

Bridgend - 3.0 Miles Cardiff - 19.0 Miles J35 of the M4 - 3.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite front door into the entrance hallway with porcelain tiled flooring and a carpeted staircase leads up to the first floor.

The ground floor WC is fitted with 2-piece suite comprising of a WC and a wash hand basin with tiled flooring, partly tiled wall and a window to the front.

The living room, to the front of the property, is a great sized family room with porcelain tiled flooring, windows over-looking the front with fitted blinds opening into the open-plan kitchen/dining room. The open-plan kitchen/dining room has been fitted with a range of coordinating high gloss wall and base units with complementary butchers block work surfaces over with a breakfast bar area with space for high stools. There is ample space for further freestanding furniture. The kitchen/dining room benefits from porcelain tiled flooring, recessed spotlighting, windows over-looking the rear garden and double doors opening out to the rear garden. Integrated appliances include; 4-ring induction hob with oven, grill and extractor fan over, washer/dryer, dishwasher and fridge/freezer.

The first floor landing offers carpeted flooring and a built-in storage cupboard.

Bedroom Two is a generous double bedroom with carpeted flooring, windows over-looking the front with fitted blinds, built-in wardrobes and leads into an en-suite shower. The en-suite is fitted with a 3-piece suite comprising of a double shower enclosure, WC and a wash hand basin. With tiling to the walls and flooring. Bedroom Three is a double bedroom with carpeted flooring and floor to ceiling windows over-looking the front. Bedroom Four is a comfortable single room with carpeted flooring and windows to the rear. The family bathroom is fitted with a 3-piece suite comprising of a bathtub, WC and a wash hand basin. With tiling to the walls, tiled flooring and a window to the front. Off the first floor landing, a staircase leads up to the second floor. The second floor landing offers carpeted flooring and a built-in storage cupboard leading into the master bedroom.

The master bedroom is a superb sized main bedroom with carpeted flooring, recessed spotlighting, storage in the eaves and Velux windows to the front. Leading into an en-suite shower room which has been fitted with a double shower enclosure with glass screen, WC and a wash hand basin. With a chrome ladder radiator, tiling to the walls and a tiled flooring.

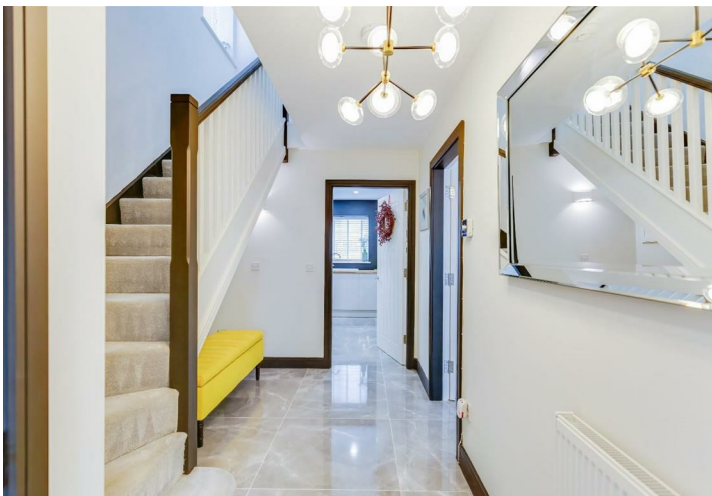
GARDENS AND GROUNDS

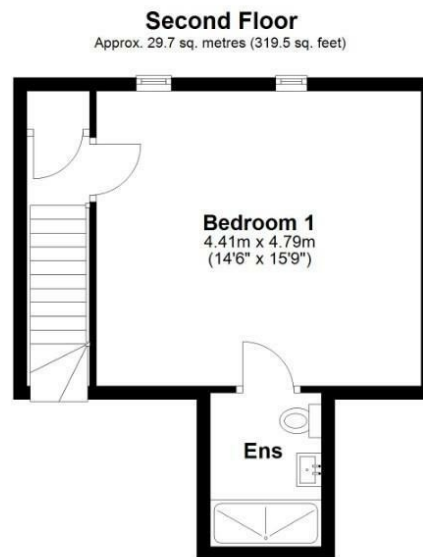
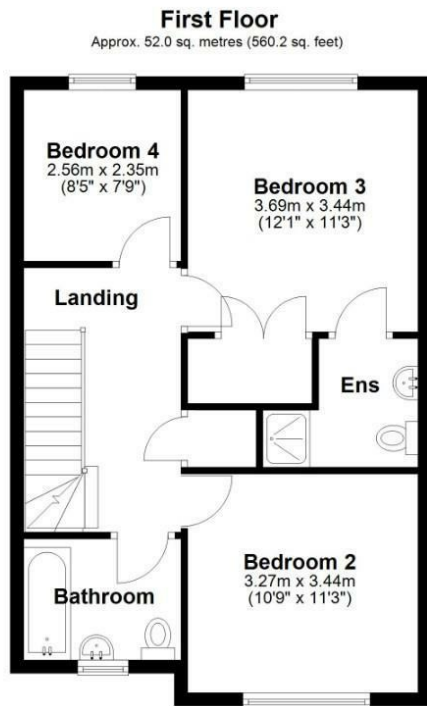
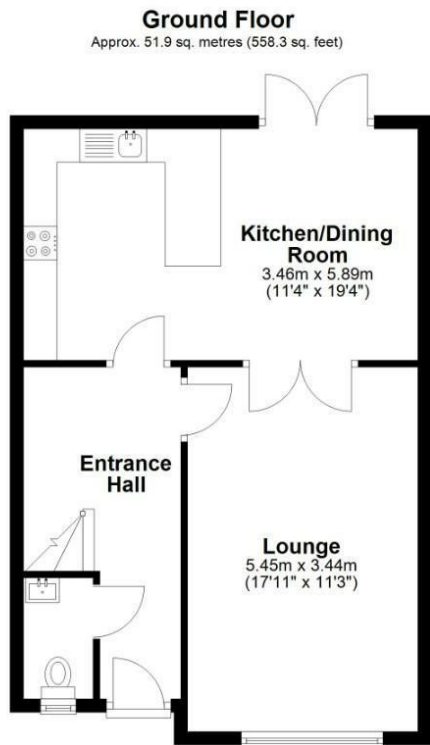
No. 5 is approached off the quiet cul-de-sac of Laurel Court. There is a private tarmac driveway to the front with off-road parking for 2 vehicles and there is side access via both sides into the rear garden. To the rear is a landscaped garden benefitting from a private aspect enclosed via timber fencing with a patio area. The remainder is laid to lawn and a raised decked area; ideal for outdoor furniture.

ADDITIONAL INFORMATION

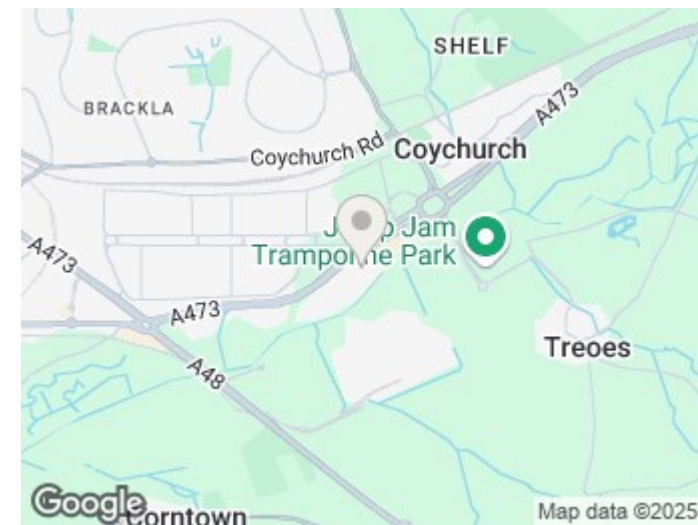
Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'F'.

Waterton Management Company annual maintenance charge of £120 per annum.

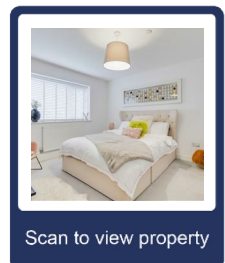




Total area: approx. 133.6 sq. metres (1438.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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